# SOUTHERN RIDGE 3RD ADDITION
## WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "SOUTHERN RIDGE 3RD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the NE1/4 of Section 6, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, EXCEPT a tract described as follows: Beginning at the NE corner of said section; thence south, a distance of 943 feet; thence N89°43'49"W, a distance, of 475 feet; thence north, a distance of 943 feet; S89°43'49"E, a distance of 475 feet to the point of beginning, and EXCEPT that part platted as Southern Ridge Addition, Wichita, Sedgwick County, Kansas, and EXCEPT that part platted as Southern Ridge 2nd Addition, Wichita, Sedgwick County, Kansas, all being subject to road rights-of-way of record.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Michael C. Conrey, Surveyor

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "SOUTHERN RIDGE 3RD ADDITION", Wichita, Sedgwick County, Kansas.

Stillwater National Bank and Trust Company

Kathleen Lanham, AVP (Title)
KATHLEEN LANHAM

State of )
County) SS

The foregoing instrument acknowledged before me, this 9th day of February, 2005, by Kathleen Lanham, AVP (Title) of Stillwater National Bank and Trust Company, on behalf of the bank.

Katherine G. Sanneman, Notary Public
KATHERINE G. SANNEMAN
My App't. Exp. 3/14/06

KATHERINE G. SANNEMAN
Notary Public - State of Kansas
My Appt. Expires March 14, 2006

Reviewed in accordance with K.S.A. 58-2005 on this 17th day of February, 2005.

Tricia L. Robella, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets and Reserves to be known as "SOUTHERN RIDGE 3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The wall easements are hereby granted as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines shall be allowed to cross this easement. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, entry monuments, landscaping, berms, drainage purposes, and utilities. Reserve "B" is hereby reserved for open space, landscaping, berms, sidewalks, lakes, drainage purposes, and utilities as confined to easement. Reserve "C" is hereby reserved for landscaping, open space, sidewalks, walking paths, berms, drainage purposes, and utilities as confined to easements. Any utilities installed in Reserves "A" shall be installed below finished grade, and no utilities or related appurtenances shall be allowed to be installed above finished grade. Reserves "A", "B", and "C" shall be owned and maintained by the homeowners association for the addition. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Maize Road, L.L.C.

Jay W. Russell, Managing Member

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 8TH day of FEBRUARY, 2005, by Jay W. Russell, Managing Member of Maize Road, L.L.C., on behalf of the limited liability company.

JUDITH TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-05

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE
My App't. Exp. 11-7-05

This plat of "SOUTHERN RIDGE 3RD ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 9th day of December, 2004.
Wichita-Sedgwick County Metropolitan Area Planning Commission

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION SEAL KANSAS

Morris K. Dunlap, Chair

John L. Schlegel, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 25TH day of March, 2005.

Carlos Mayans, Mayor

Karen Sublett, City Clerk
Karen Sublett

Entered on transfer record this 19th day of April, 2005.

CLERK OF SEDGWICK COUNTY SEDGWICK COUNTY KANSAS

Don Brace, County Clerk

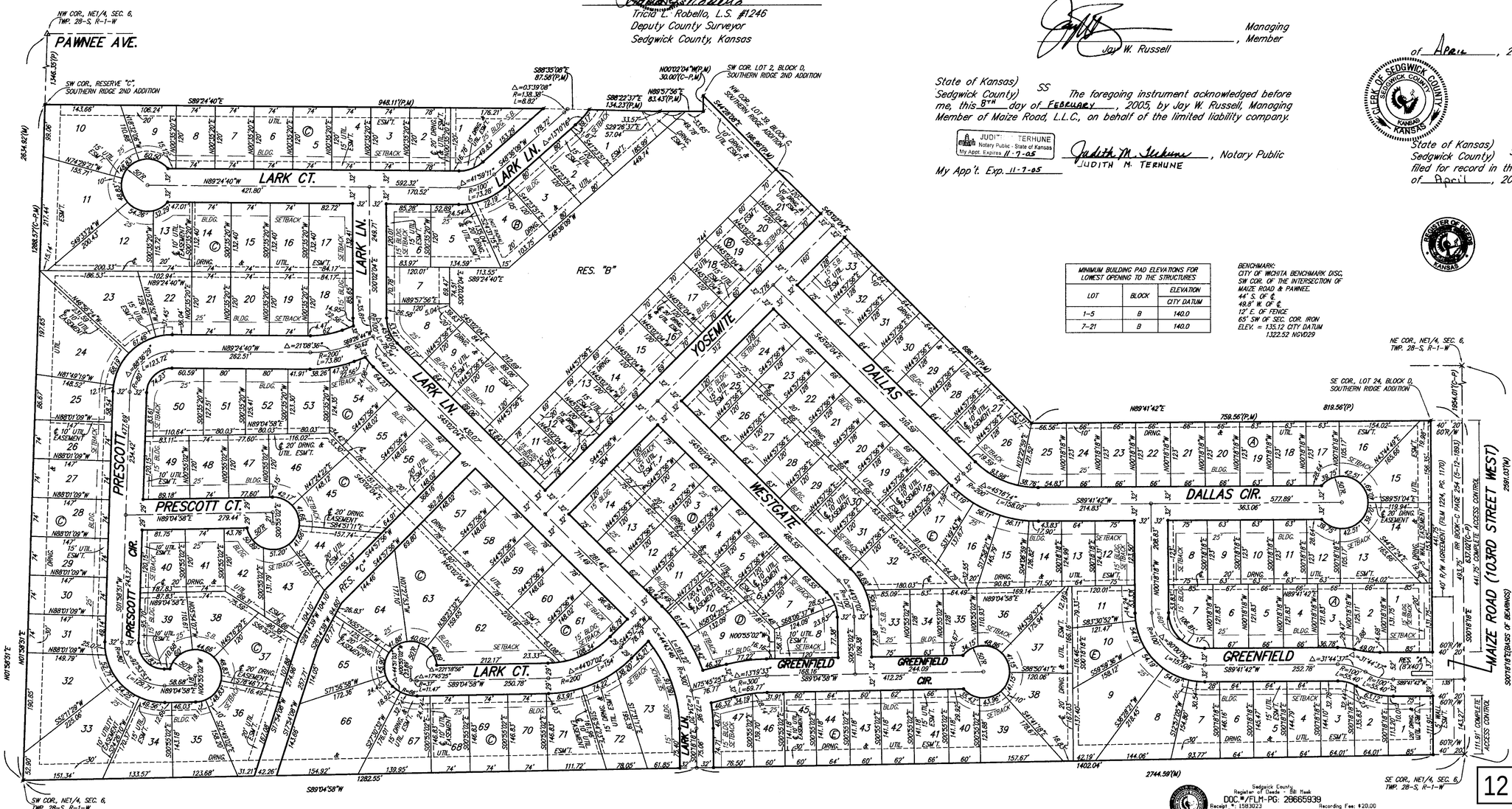
State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 19TH day of April, 2005 at 10:27 o'clock A.M; and is duly recorded.

Bill Meek, Register of Deeds
Bill Meek by Diana Manheimer, Deputy

Diana Manheimer, Deputy
~~Linda Kizzire~~ Diana Manheimer

REGISTER OF DEEDS SEAL KANSAS




| MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES | | |
|---|---|---|
| LOT | BLOCK | ELEVATION CITY DATUM |
| 1-5 | B | 140.0 |
| 7-21 | B | 140.0 |

BENCHMARK:
CITY OF WICHITA BENCHMARK DISC, SW COR. OF THE INTERSECTION OF MAIZE ROAD & PAWNEE.
44' S. OF ℄
49.8' W. OF ℄
12' E. OF FENCE
63' SW OF SEC. COR. IRON
ELEV. = 1351.2 CITY DATUM
1322.52 NGVD29

NOTE:
ALL LOTS WITHIN SOUTHERN RIDGE 3RD ADDITION SHALL HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK.

NOTE:
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

Sedgwick County
Register of Deeds - Bill Meek
DOC.#/FLM-PG: 26665939
Receipt #: 1581823
Pages Recorded: 1
Recording Fee: $20.00
Cashier Initials: DM
Authorized By:
Date Recorded: 4/19/2005 10:27:52 AM



Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

F:\PLAT\SOUTHERN RIDGE 3RD ADDITION\DWG\SOUTHERNRIDGE3F.DWG-MOC

PC 173-4

SOUTHERN RIDGE THIRD ADDITION